

WARRANTY DEED

Ref - 45-0-85 ✓
42-49**Know all Men by these Presents,****30302****That** JAMES F. VIGUE of Waterville, County of Kennebec and State of Maine

in consideration of One (\$1.00) Dollar and other valuable considerations

paid by SUSAN I. VIGUE

**NO TRANSFER
TAX PAID**

whose mailing address is 28 Cherry Hill Drive, Waterville, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and**
convey unto the said SUSAN I. VIGUE

her heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated in said Waterville, and bounded and described as follows, to wit:

Westerly, four (4) rods, by Silver Street, northerly, ten (10) rods, by the Jeremiah Furbush lot; easterly by land of Meader and others, formerly belonging to T. W. Kimball; southerly, ten (10) rods, by land formerly of H. D. Bates. Also another certain lot or parcel of land, with the buildings thereon, situated in said Waterville and adjoining the above described parcel of land and bounded as follows: Beginning at a point in the easterly line of Silver Street, at the southwesterly corner of the homestead lot now or formerly of Sarah H. Furbish and running thence northerly on the said easterly line of Silver Street one (1) rod; thence easterly in a line parallel with the southerly line of said Furbish homestead lot ten (10) rods; thence southerly at right angles with the last named course one (1) rod to the said southerly line of said homestead lot; thence westerly on the said southerly line of said homestead lot to the point of beginning.

Being the same premises acquired by James F. Vigue by deed of Lewis L. Levine by deed dated June 5, 1974 and recorded in the Franklin County Registry of Deeds in Book 1735, Page 227.

Subject, however, to existing Mortgages of record to Peoples Heritage Savings Bank and Merrill Trust Company.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **SUSAN I. VIGUE**

her heirs and assigns, to her and their use and behoof forever.

And I do **covenant** with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **JAMES F. VIGUE**

~~and~~

~~husband/wife~~ ~~XXXXXX~~

~~joining in this deed as~~ Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seals this 24th day of the month of December, A.D. 19 86.

Signed, Sealed and Delivered

in presence of

Gary R. Little

James F. Vigue
JAMES F. VIGUE

State of Maine, County of *Kennebec* ss: *December 24, 1986.*

Then personally appeared the above named James F. Vigue

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Angela Gilbert

Notary Public
Attorney at Law

Printed Name, *Evyl Gilbert*
Comm exp 1-22-89

RECEIVED KENNEBEC SS.

1986 DEC 31 AM 11:02

RECORDED FROM ORIGINAL